

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE  
HELD IN COUNCIL CHAMBER, GUILDHALL ON  
MONDAY, 7 OCTOBER 2019**

**MEMBERS**

Councillor M G Morris, Chair  
\*Councillor Michael Dixon, Vice-Chair

Councillor	Bryan Apsley	Councillor	Beverley Parry-Jones
“	* I David Bithell, MBE	“	Paul Pemberton
“	Dana Davies	“	John Phillips
“	Frank Hemmings	“	John Pritchard
“	Gwenfair Jones	“	Paul Roberts
“	Paul Jones	“	Paul Rogers
“	David Maddocks	“	Graham Rogers
“	Tina Mannering	“	J R Skelland
“	John McCusker	“	Andy Williams

\*Absent

Also Present – Councillors Terry Evans and R Alun Jenkins

**88 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors I David Bithell, MBE and Michael Dixon.

**89 CONFIRMATION OF MINUTES**

**The Minutes of the Meeting held on 2 September 2019 were submitted.**

Correction to Minutes:

Minute No 76 – Application Numbers P/2019/0394 and P/2019/0395 – 31 High Street, Wrexham. Councillor R Alun Jenkins should be referred to as the Ward Member not the Neighbouring Ward Member.

**RESOLVED – That subject to the above, the Minutes of the Meeting held on 2 September 2019 be signed as a correct record.**

**90 DECLARATIONS OF PERSONAL INTERESTS, IF ANY**

Members were reminded of their responsibility, under Article 11 of the Members' Code of Conduct, to declare any interests in relation to any of the business to be transacted at this meeting. The following declarations were made:

Agenda Item 4 – Development Control Applications

Item No 4o - Councillor Beverley Parry-Jones - Personal and prejudicial – Application Code No. P/2019/0653. Political affiliation. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

Item No 4o - Councillor Michael Morris - Personal and prejudicial – Application Code No. P/2019/0653. Applicant known, same Political Party . The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

Item No 4o - Councillor Paul Roberts - Personal and prejudicial – Application Code No. P/2019/0653. Political affiliation. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

91 **DEVELOPMENT CONTROL APPLICATIONS**

The Chief Officer Planning and Regulatory submitted a report (COPR/34/19) to determine the listed planning applications.

92 **APPLICATION NO: P/2017/1045 - THE LAW COURTS, BODHYFRYD, WREXHAM**

The Chair introduced the application to all those present.

Mr Mike Southall, Avison Young (Representing Applicant) spoke in support of the application.

The Chair referred the Committee Members to the addendum observation in relation to Tree Preservation Orders.

The Local Member (Councillor Paul Jones) spoke about the application and informed the Committee that he was pleased to see that Wrexham would retain its Magistrates Court.

**RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report COPR/34/19**

93 **APPLICATION NO: P/2018/1047 - NANTCOL, 57 BRYN GLAS, RHOSLLANERCHRUGOG, WREXHAM**

The Chair introduced the application to all those present.

Councillor Paul Pemberton (Adjoining Local Member) spoke about the application and made reference to a flooding incident that had happened a number of years ago which put one of the nearby property at risk of flooding. He was looking for reassurances that any proposed developments would not lead to any surplus surface water causing a negative impact on the property.

Mr Dafydd Edwards, (Agent) spoke in support of the application.

During consideration of the application the following points were highlighted:

**RESOLVED – That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report (COPR/34/19) together with the following conditions:**

Amend Condition 10:

No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

Reason

To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

**94 APPLICATION NO: P/2019/0146 - THE PIKEY, PIKEY LANE, GRESFORD, WREXHAM**

Mrs Judith Cole (Applicant) was present having indicated her intention to speak in support of the application, however, in the event, she did not do so.

**RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report COPR/34/19.**

**95 APPLICATION NO: P/2019/0250 - ADJACENT TO THE OLD POST OFFICE, HALTON, CHIRK, WREXHAM**

Mrs Hillary Peplar (Representing Applicant) spoke in support of the application.

Councillor Terry Evans (Adjoining Ward Member) spoke and raised a query in relation to the various Planning Policies.

The Planning Control Lead spoke about the application and referred to The Housing Policy.

**RESOLVED – That permission be REFUSED in accordance with the recommendation of the Chief Officer Planning & Regulatory as set out in report COPR/34/19.**

**96 APPLICATION NOS: P/2019/0394 AND P/2019/0395 - 31 HIGH STREET, WREXHAM**

Mr Neil Moir (Applicant) spoke in favour of the application.

Councillor R Alun Jenkins (Local Member) spoke about the application and informed the committee that he was satisfied with the applicants willingness to accept the suggested changes to the layout of the apartments and access arrangements.

**RESOLVED – That the Chief Officer Planning & Regulatory be given delegated authority to grant permission and listed building consent subject to the submission of acceptable amended plans and to consultation with the local member.**

**97 APPLICATION NO: P/2019/0455 - CINDERS FARM, CINDERS, RUABON, WREXHAM**

Mr Warrington (Applicants Representative) spoke in favour of the application.

The Planning Control Lead spoke about the application.

Members discussions ensued in relation to concerns about the comparison made with a similar site in the area and also about vehicle movement associated with the site.

**RESOLVED – That permission be REFUSED**

**Reason**

The proposals will result in traffic entering and leaving the site during the night and early hours of the morning to the detriment of the standard of amenity afforded to the occupiers of nearby residential properties. The proposals therefore conflict with policy GDP1(f) of the Wrexham Unitary Development Plan.

**98 APPLICATION NO: P/2019/0502 - LOCATION: CATS PROTECTION ADOPTION CENTRE, BRADLEY ROAD, WREXHAM**

The Planning Control Lead spoke about the application.

**RESOLVED - That Advert consent be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report COPR/34/19**

**99 APPLICATION NO: P/2019/0509 - 1 LARCHWOOD ROAD, WREXHAM**

Tracey Morgan (Applicant) spoke in support of the application.

**RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report COPR/34/19.**

**100**     **APPLICATION NO: P/2019/0563 - 108 RHOSNESNI LANE, WREXHAM**

The Chair introduced the application.

**RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report COPR/34/19**

**101**     **APPLICATION NO: P/2019/0578 - WATERSIDE BARN, NEWBRIDGE ROAD, NEWBRIDGE, WREXHAM**

Mr Matthew Potts spoke in favour of the recommendation.

The Planning Control Lead spoke about the application

**RESOLVED – That a SITE VISIT be arranged for Members of the Committee to view the application site prior to determination of the application by the Committee.**

Reason for Visit: To allow Members to determine the impact of the extension on the character of the dwelling.

The accuracy of the second paragraph of page 90 to be checked in respect of whether LPG20 advice in respect of front extensions is applicable given that the description of development refers to a rear extension.

**102**     **APPLICATION NO: P/2019/0582 - BROAD OAK FARM, LLYNDIR LANE, ROSSETT, WREXHAM**

The Chair drew Members' attention to the information contained within the Addendum Report and advised that the application had been withdrawn.

**103**     **APPLICATION NO: P/2019 /0595 - 7 HEOL CARADOC, COEDPOETH, WREXHAM**

The Chair introduced the application.

**RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report COPR/34/19**

**104**     **APPLICATION NO: P/2019/0617 - CANAL COTTAGE, CADNEY LANE, BETTISFIELD, WREXHAM**

The Planning Control Lead introduced the application and referred to the information in the addendum.

Councillor John McCusker (Local Member) expressed concerns that it resembled a

separate dwelling. In response the Chair confirmed that the proposed use of the building would be for ancillary purposes only.

**RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report COPR/34/19**

**105 PRESIDING CHAIR**

Councillor Michael Morris declared a personal and prejudicial interest and vacated the Chair. Councillor Paul Pemberton presided over the next item on the Agenda.

(Councillor Paul Pemberton in the Chair)

**106 APPLICATION NO: P/2019/0653 PANTWOOD, PANT LANE, GRESFORD, WREXHAM**

(Members declarations of interest in relation to this application is set out in Minute 90 above).

The Planning Control Lead introduced the application.

**RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report COPR/34/19**

(Councillor Michael Morris in the Chair)

**107 APPLICATION NO: P/2019/0666 - 17 YEW TREE COURT, GRESFORD, WREXHAM**

**RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report COPR/34/19**

**108 APPLICATION NO: P/2019/0700 - 4 CELMAR GROVE, RHOSTYLLEN, WREXHAM**

**RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report COPR/34/19**

**109 APPLICATION NO: P/2019/0701 - 19 CELMAR GROVE, RHOSTYLLEN, WREXHAM**

**RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report COPR/34/19**

**110 LIST OF DELEGATED DECISIONS**

**RESOLVED: That the list of Delegated Decisions be noted**

Councillor M G Morris  
Chair